

Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address Eric J. Olson (SBN 37630) EJOLSONLAW 301 East Colorado Boulevard, Suite 520 Pasadena, California 91101 T: 818-245-2246 C: 626-224-5619 E: Eric@EJOlsonLaw.com <input type="checkbox"/> Individual appearing without attorney <input checked="" type="checkbox"/> Attorney for: (See Attachment 1)	FOR COURT USE ONLY
UNITED STATES BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA - LOS ANGELES DIVISION	
In re: Leslie Klein <div style="text-align: right;">Debtor(s).</div>	CASE NO.: 2:23-bk-10990-SK ADVERSARY NO.: (if applicable) CHAPTER: 11
<div style="text-align: center;">Plaintiff(s) (if applicable). vs. Defendant(s) (if applicable).</div>	NOTICE OF APPEAL AND STATEMENT OF ELECTION

Part 1: Identify the appellant(s)

1. Name(s) of appellant(s): (See Attachment 1)
2. Position of appellant(s) in the adversary proceeding or bankruptcy case that is the subject of this appeal:

For appeals in an adversary proceeding.

- ☐ Plaintiff
☐ Defendant
☐ Other (describe):

For appeals in a bankruptcy case and not in an adversary proceeding.

- ☐ Debtor
☐ Creditor
☐ Trustee
☒ Other (describe): Claimants as Owner

Attachment 1 to Notice of Appeal and Statement of Election

2:23-bk-10990-SK

Claimants as Owner (2:24-ap-01140-SK):

Leslie Klein as Trustee of the Marital Deduction Trust of Erika Klein and Trustee of the Credit Trust of Erika Klein, and not individually

Part 2: Identify the subject of this appeal

1. Describe the judgment—or the appealable order or decree—from which the appeal is taken:
Order Granting Motion and Approving Sale of Estate's Interest in Suite 1323 of the Leonardo Plaza
Hotel, Ha-Rav Avida St 1, Jerusalem, 9426801, Israel
2. State the date on which the judgment—or the appealable order or decree—was entered: 02/13/2025

Part 3: Identify the other parties to the appeal

List the names of all parties to the judgment—or the appealable order or decree—from which the appeal is taken and the names, addresses, and telephone numbers of their attorneys (attach additional pages if necessary):

1. Party: Bradley D. Sharp, Chapter 11 Trustee

Attorney:

Jeffrey W. Dulberg, John W. Lucas, Jeffrey P. Nolan
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2. Party:

Attorney:

Part 4: Optional election to have appeal heard by District Court (applicable only in certain districts)

If a Bankruptcy Appellate Panel is available in this judicial district, the Bankruptcy Appellate Panel will hear this appeal unless, pursuant to 28 U.S.C. § 158(c)(1), a party elects to have the appeal heard by the United States District Court. If an appellant filing this notice wishes to have the appeal heard by the United States District Court, check below. Do not check the box if the appellant wishes the Bankruptcy Appellate Panel to hear the appeal.

☐ Appellant(s) elect to have the appeal heard by the United States District Court rather than by the Bankruptcy Appellate Panel.

Part 5: Sign below



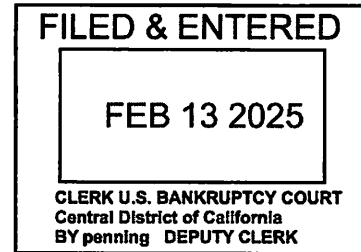
Date: 02/27/2025

Signature of attorney for appellant(s) (or appellant(s)
if not represented by an attorney)

Fee waiver notice: If appellant is a child support creditor or its representative and appellant has filed the form specified in § 304(g) of the Bankruptcy Reform Act of 1994, no fee is required.

[Note to Inmate filers: If you are an inmate filer in an institution and you seek the timing benefit of Fed. R. Bankr. P. 8002(c)(1), complete Director's Form 4170 (Declaration of Inmate Filing) and file that declaration along with the Notice of Appeal.]

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6 Counsel to Bradley D. Sharp, Chapter 11 Trustee



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8 **UNITED STATES BANKRUPTCY COURT**
9 **CENTRAL DISTRICT OF CALIFORNIA**
10 **LOS ANGELES DIVISION**

11 In re
12 **LESLIE KLEIN,**
13 Debtor.

Case No. 2:23-bk-10990-SK

Chapter 11

**ORDER GRANTING MOTION AND
APPROVING SALE OF ESTATE'S
INTEREST IN SUITE 1323 OF THE
LEONARDO PLAZA HOTEL, HA-RAV
AVIDA ST 1, JERUSALEM, 9426801,
ISRAEL**

Date: February 12, 2025
Time: 9:00 a.m.
Crtrm.: 1575

Judge: Hon. Sandra R. Klein

[Relates to Docket Nos. 895, 904 and 906]

PACHULSKI STANG ZIEHL & JONES LLP
ATTORNEYS AT LAW
LOS ANGELES, CALIFORNIA

1 A hearing was held on February 12, 2025, at 9:00 a.m., before the Honorable Sandra R.
2 Klein, United States Bankruptcy Judge for the Central District of California, in Courtroom 1575
3 located at 255 East Temple Street, Los Angeles, California, on the *Motion For Order Approving*
4 *Sale of Estate's Interest In Suite 1323 Of The Leonardo Plaza Hotel, Ha-Rav Avida St 1,*
5 *Jerusalem, 9426801, Israel* [Docket No. 895] (the "Motion")¹, filed by Bradley D. Sharp, the duly
6 appointed, authorized and acting chapter 11 trustee (the "Trustee") in the above-captioned
7 bankruptcy case. Appearances were made as noted on the record.

8 The Court, having read and considered the Motion and all papers filed in support thereof,
9 as well as the response filed by Leslie Klein as Trustee of the Marital Deduction Trust of Erika
10 Klein and Trustee of the Credit Trust of Erika Klein [Docket No. 904] and the Trustee's reply
11 thereto [Docket No. 906], and, having found that the offer of Philip Joseph Goldschmiedt and
12 Rachel Goldschmiedt (the "Buyer") is the "highest and best" offer received with respect to the
13 proposed sale, and that the Buyer is entitled to "good faith" protection in accordance with 11
14 U.S.C. §363(m), and having found that Suite 1323 of The Leonardo Plaza Hotel, Ha-Rav Avida St
15 1, Jerusalem, 9426801, Israel (the "Property") is free and clear of all liens, claims or interests,
16 except for an order prohibiting any disposition of the Property issued by the Israeli Court at the
17 Trustee's request, and with good cause shown,

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28 ¹ Capitalized terms not defined herein shall have the same meaning ascribed to them in the Motion.

1 IT IS HEREBY ORDERED:

2 1. The Motion is **GRANTED**.

3 2. The Trustee is authorized to sell, pursuant to 11 U.S.C. §363(b), the bankruptcy
4 estate's interest in the Property, as further set forth herein.


5 3. The offer (the "**Accepted Offer**") from the Buyer in the amount of 3,271,000 Israel
6 New Shekels (ILS) is approved. The Accepted Offer is the "highest and best" offer the Trustee
7 has received for the Israel Property.

8 4. The Buyer is deemed a "good faith purchaser" pursuant to 11 U.S.C. § 363(m).

9 5. Notwithstanding Bankruptcy Rule 6004(h), this Order shall be effective and
10 enforceable immediately upon entry, its provisions shall be self-executing, and the Trustee is
11 authorized to proceed with the sale. The Motion or notice of Motion shall be deemed to provide
12 sufficient notice of the Trustee's request for waiver of the otherwise applicable stay of the Order.

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23 Date: February 13, 2025

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Sandra R. Klein
United States Bankruptcy Judge

PROOF OF SERVICE OF DOCUMENT

I am over the age of 18 and not a party to this bankruptcy case or adversary proceeding. My business address is:
301 East Colorado Boulevard, Suite 520, Pasadena, California 91101

A true and correct copy of the foregoing document entitled: **NOTICE OF APPEAL AND STATEMENT OF ELECTION** will be served or was served (a) on the judge in chambers in the form and manner required by LBR 5005-2(d); and (b) in the manner stated below:

1. **TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (NEF)**: Pursuant to controlling General Orders and LBR, the foregoing document will be served by the court via NEF and hyperlink to the document. On (date) 02/27/2025, I checked the CM/ECF docket for this bankruptcy case or adversary proceeding and determined that the following persons are on the Electronic Mail Notice List to receive NEF transmission at the email addresses stated below:

☒ Service information continued on attached page

2. **SERVED BY UNITED STATES MAIL**:

On (date) 02/27/2025, I served the following persons and/or entities at the last known addresses in this bankruptcy case or adversary proceeding by placing a true and correct copy thereof in a sealed envelope in the United States mail, first class, postage prepaid, and addressed as follows. Listing the judge here constitutes a declaration that mailing to the judge will be completed no later than 24 hours after the document is filed.

☒ Service information continued on attached page

3. **SERVED BY PERSONAL DELIVERY, OVERNIGHT MAIL, FACSIMILE TRANSMISSION OR EMAIL** (state method for each person or entity served): Pursuant to F.R.Civ.P. 5 and/or controlling LBR, on (date) _____, I served the following persons and/or entities by personal delivery, overnight mail service, or (for those who consented in writing to such service method), by facsimile transmission and/or email as follows. Listing the judge here constitutes a declaration that personal delivery on, or overnight mail to, the judge will be completed no later than 24 hours after the document is filed.

☐ Service information continued on attached page

I declare under penalty of perjury under the laws of the United States that the foregoing is true and correct.

02/27/2025

Date

Jasper Pantaleon

Printed Name

Signature 

I. TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (NEF)”:

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II. SERVED BY UNITED STATES MAIL:

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